

98 Marquis Common SE  
Calgary, Alberta

MLS # A2202206



**\$670,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Blinds, TV mount, Security System		

This beautifully upgraded home in Mahogany is a perfect balance of modern updates and everyday comfort, set in one of Calgary's most popular lake communities. Boasting over 1,700 sq. ft. of thoughtfully designed living space, this home is move-in ready with a long list of upgrades that enhance both its function and charm. Step inside to discover a bright, open-concept main floor featuring soaring ceilings and an inviting living space centered around a cozy fireplace. A front den/flex room offers incredible versatility—ideal for a home office, play area, or reading nook. The kitchen has been tastefully updated with new cabinet hardware, a stylish backsplash, a modern faucet, and a full suite of LG appliances. A gas hookup is already in place should you wish to switch to a gas stove. The adjacent dining area is elevated by elegant wainscoting, creating the perfect setting for gatherings. Throughout the home, new light fixtures and recessed pot lights add a fresh, modern touch, while every window (including the back door) is adorned with brand-new blinds for added privacy and style. Upstairs, the spacious primary suite offers a tranquil retreat with a walk-in closet and a beautifully refreshed ensuite featuring new faucets, cabinet hardware, and updated lighting. Two additional bedrooms, a 4-piece main bath with new fixtures, and a conveniently located laundry area complete the upper level. Downstairs, the basement is ready for future development, providing endless possibilities to expand your living space. Outside, the backyard is designed for relaxation and entertainment, featuring new landscaping, and a newly painted deck (Summer 2024) —perfect for cozy evenings under the stars. The oversized double garage offers ample storage, with the garage door recently serviced and recalibrated. Additional updates include air

conditioning (April 2022), fresh paint throughout (April 2022), and upgraded ceiling fans in all bathrooms. Situated on a quiet street with easy access to parks, schools, and Mahogany's signature lake and wetlands, this home offers an unbeatable location. Enjoy 4-season living with boating, fishing, swimming, skating and more, plus hours of bike paths throughout the community. Every detail has been considered to provide peace of mind. Don't miss your chance to own this thoughtfully upgraded home in Mahogany!